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**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

JOHN LEE,

Plaintiff,

vs.

RISCHARD HERITAGE, LLC; and  
DOES 1 to 10,  
Defendants.

**Case No.:**

COMPLAINT FOR INJUNCTIVE  
RELIEF AND DAMAGES FOR  
VIOLATION OF:

1. AMERICANS WITH DISABILITIES  
ACT, 42 U.S.C. §12131 et seq.;
2. CALIFORNIA'S UNRUH CIVIL  
RIGHTS ACT, CAL CIV. CODE §§ 51 -  
52 et seq.;
3. CALIFORNIA'S DISABLED  
PERSONS ACT, CAL CIV. CODE §54 et  
seq.
4. CALIFORNIA'S UNFAIR  
COMPETITION ACT, CAL BUS & PROF  
CODE § 17200, et seq.
5. NEGLIGENCE

Plaintiff JOHN LEE ("Plaintiff") complains of Defendants RISCHARD  
HERITAGE, LLC; and DOES 1 to 10 ("Defendants") and alleges as follows:

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**JURISDICTION AND VENUE**

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2 1. The Court has jurisdiction of this action pursuant to 28 USC §1331 for  
3 violation of the Americans with Disabilities Act of 1990, (42 USC §12101, *et seq.*)

4 2. Pursuant to pendant jurisdiction, attendant and related causes of action,  
5 arising from the same nucleus of operating facts, are also brought under California law,  
6 including, but not limited to, violations of California Civil Code §§51, 51.5, 52(a), 52.1,  
7 54, 54., 54.3 and 55.

8 3. Venue is proper in this court pursuant to 28 USC §1391(b). The real  
9 property which is the subject of this action is located in this district, Orange County,  
10 California, and Plaintiff's causes of actions arose in this district.

**PARTIES**

11  
12 4. Plaintiff is a California resident with a physical disability. Plaintiff is  
13 wheelchair-bound and requires the use of a wheelchair at all times when traveling.

14 5. Defendants are, or were at the time of the incident, the real property owners,  
15 business operators, lessors and/or lessees of the real property for a restaurant  
16 ("Business") located at or about 1205 Baker St., Costa Mesa, California.

17 6. The true names and capacities, whether individual, corporate, associate or  
18 otherwise of Defendant DOES 1 through 10, and each of them, are unknown to Plaintiff,  
19 who therefore sues said Defendants by such fictitious names. Plaintiff will ask leave of  
20 Court to amend this Complaint when the true names and capacities have been  
21 ascertained. Plaintiff is informed and believes and, based thereon, alleges that each such  
22 fictitiously named Defendants are responsible in some manner, and therefore, liable to  
23 Plaintiff for the acts herein alleged.

24 7. Plaintiff is informed and believes, and thereon alleges that, at all relevant  
25 times, each of the Defendants was the agent, employee, or alter-ego of each of the other  
26 Defendants, and/or was acting in concert with each of the other Defendants, and in doing  
27 the things alleged herein was acting with the knowledge and consent of the other  
28 Defendants and within the course and scope of such agency or employment relationship.

1 8. Whenever and wherever reference is made in this Complaint to any act or  
2 failure to act by a defendant or Defendants, such allegations and references shall also be  
3 deemed to mean the acts and failures to act of each Defendant acting individually, jointly  
4 and severally.

5 **FACTUAL ALLEGATIONS**

6 9. In or about June of 2022, Plaintiff visited the Business. The Business is a  
7 restaurant business establishment, which is open to the public, and is a place of public  
8 accommodation that affects commerce through its operation. Defendants provide parking  
9 spaces for customers.

10 10. While attempting to enter the Business during each visit, Plaintiff personally  
11 encountered a number of barriers that interfered with his ability to use and enjoy the  
12 goods, services, privileges, and accommodations offered at the Business. To the extent  
13 of Plaintiff's personal knowledge, the barriers at the Business included, but were not  
14 limited to, the following:

- 15 a. Defendant failed to maintain the parking space designated for persons  
16 with disabilities to comply with the federal and state standards.  
17 Defendants failed to maintain the paint on the ground as required.
- 18 b. Defendants failed to maintain the parking space designated for  
19 persons with disabilities to comply with the federal and state  
20 standards. Defendants failed to maintain the mark on the space with  
21 the International Symbol of Accessibility.
- 22 c. Defendant failed to maintain the parking space designated for persons  
23 with disabilities to comply with the federal and state standards.  
24 Defendants failed to provide the access aisles with level surface  
25 slopes.

26 11. These barriers and conditions denied Plaintiff the full and equal access to the  
27 Business. Plaintiff wishes to patronize the Business again. However, Plaintiff is deterred  
28

1 from visiting the Business because his knowledge of these violations prevents him from  
2 returning until the barriers are removed.

3 12. Based on the violations, Plaintiff alleges, on information and belief, that  
4 there are additional barriers to accessibility at the Business after further site inspection.  
5 Plaintiff seeks to have all barriers related to his disability remedied. *See Doran v. 7-  
6 Eleven, Inc.* 524 F.3d 1034 (9<sup>th</sup> Cir. 2008).

7 13. In addition, Plaintiff alleges, on information and belief, that Defendants  
8 knew that particular barriers render the Business inaccessible, violate state and federal  
9 law, and interfere with access for the physically disabled.

10 14. At all relevant times, Defendants had and still have control and dominion  
11 over the conditions at this location and had and still have the financial resources to  
12 remove these barriers without much difficulty or expenses to make the Business  
13 accessible to the physically disabled in compliance with ADDAG and Title 24  
14 regulations. Defendants have not removed such barriers and have not modified the  
15 Business to conform to accessibility regulations.

16 **FIRST CAUSE OF ACTION**

17 **VIOLATION OF THE AMERICANS WITH DISABILITIES ACT OF 1990**

18 15. Plaintiff incorporates by reference each of the allegations in all prior  
19 paragraphs in this complaint.

20 16. Under the Americans with Disabilities Act of 1990 (“ADA”), no individual  
21 shall be discriminated against on the basis of disability in the full and equal enjoyment of  
22 the goods, services, facilities, privileges, advantages, or accommodations of any place of  
23 public accommodation by any person who owns, leases, or leases to, or operates a place  
24 of public accommodation. *See* 42 U.S.C. § 12182(a).

25 17. Discrimination, *inter alia*, includes:

- 26 a. A failure to make reasonable modification in policies, practices, or  
27 procedures, when such modifications are necessary to afford such  
28 goods, services, facilities, privileges, advantages, or accommodations

1 to individuals with disabilities, unless the entity can demonstrate that  
2 making such modifications would fundamentally alter the nature of  
3 such goods, services, facilities, privileges, advantages, or  
4 accommodations. 42 U.S.C. § 12182(b)(2)(A)(ii).

5 b. A failure to take such steps as may be necessary to ensure that no  
6 individual with a disability is excluded, denied services, segregated or  
7 otherwise treated differently than other individuals because of the  
8 absence of auxiliary aids and services, unless the entity can  
9 demonstrate that taking such steps would fundamentally alter the  
10 nature of the good, service, facility, privilege, advantage, or  
11 accommodation being offered or would result in an undue burden. 42  
12 U.S.C. § 12182(b)(2)(A)(iii).

13 c. A failure to remove architectural barriers, and communication barriers  
14 that are structural in nature, in existing facilities, and transportation  
15 barriers in existing vehicles and rail passenger cars used by an  
16 establishment for transporting individuals (not including barriers that  
17 can only be removed through the retrofitting of vehicles or rail  
18 passenger cars by the installation of a hydraulic or other lift), where  
19 such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).

20 d. A failure to make alterations in such a manner that, to the maximum  
21 extent feasible, the altered portions of the facility are readily  
22 accessible to and usable by individuals with disabilities, including  
23 individuals who use wheelchairs or to ensure that, to the maximum  
24 extent feasible, the path of travel to the altered area and the  
25 bathrooms, telephones, and drinking fountains serving the altered  
26 area, are readily accessible to and usable by individuals with  
27 disabilities where such alterations to the path or travel or the  
28 bathrooms, telephones, and drinking fountains serving the altered

1 area are not disproportionate to the overall alterations in terms of cost  
2 and scope. 42 U.S.C. § 12183(a)(2).

3 18. Where parking spaces are provided, accessible parking spaces shall be  
4 provided. 1991 ADA Standards § 4.1.2(5); 2010 ADA Standards § 208. One in every  
5 eight accessible spaces, but not less than one, shall be served by an access aisle 96 in  
6 (2440 mm) wide minimum and shall be designated “van accessible.” 1991 ADA  
7 Standards § 4.1.2(5)(b). For every six or fraction of six parking spaces, at least one shall  
8 be van parking space. 2010 ADA Standards § 208.2.4.

9 19. For the parking spaces, access aisles shall be marked with a blue painted  
10 borderline around their perimeter. The area within the blue borderlines shall be marked  
11 with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting  
12 with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall  
13 be painted on the surface within each access aisle in white letters a minimum of 12 inches  
14 (305 mm) in height and located to be visible from the adjacent vehicular way. CBC §  
15 11B-502.3.3.

16 20. Here, Defendants failed to properly maintain the access aisles as there were  
17 faded “NO PARKING” and faded blue lines painted on the parking surface.

18 21. The surface of each accessible car and van space shall have surface  
19 identification complying with either of the following options: The outline of a profile  
20 view of a wheel chair with occupant in white on a blue background a minimum 36” wide  
21 by 36” high (914 mm x 914 mm). The centerline of the profile view shall be a maximum  
22 of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the  
23 length of the parking space and its lower side or corner aligned with the end of the  
24 parking space length or by outlining or painting the parking space in blue and outlining  
25 on the ground in white or a suitable contrasting color a profile view of a wheel chair with  
26 occupant. *See* CBC § 11B-502.6.4, *et seq.*

27 22. Here, Defendants failed to maintain the mark on the surface with the  
28 International Symbol of Accessibility as required.

1           23. Under the 1991 Standards, parking spaces and access aisles must be level  
2 with surface slopes not exceeding 1:50 (2%) in all directions. 1991 Standards § 4.6.2.  
3 Accessible parking spaces shall be at least 96 in (2440 mm) wide. Parking access aisles  
4 shall be part of an accessible route to the building or facility entrance and shall comply  
5 with 4.3. Two accessible parking spaces may share a common access aisle. Parked  
6 vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces  
7 and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all  
8 directions. 1991 Standards § 4.6.3.

9           24. Here, the access aisles were not level with the parking surfaces. Under the  
10 2010 Standards, access aisles shall be at the same level as the parking spaces they serve.  
11 Changes in level are not permitted. 2010 Standards § 502.4. "Access aisles are required  
12 to be nearly level in all directions to provide a surface for transfer to and from vehicles."  
13 2010 Standards § 502.4 Advisory. *Id.* No more than a 1:48 slope is permitted.

14           25. A public accommodation shall maintain in operable working condition those  
15 features of facilities and equipment that are required to be readily accessible to and usable  
16 by persons with disabilities by the Act or this part. 28 C.F.R. 35.211(a). By failing to  
17 maintain the facility to be readily accessible and usable by Plaintiff, Defendants are in  
18 violation of Plaintiff's rights under the ADA and its related regulations.

19           26. The Business has denied and continues to deny full and equal access to  
20 Plaintiff and to other people with disabilities. Plaintiff has been and will continue to be  
21 discriminated against due to the lack of accessible facilities, and therefore, seeks  
22 injunctive relief to alter facilities to make such facilities readily accessible to and usable  
23 by individuals with disabilities.

## 24                           **SECOND CAUSE OF ACTION**

### 25                           **VIOLATION OF THE UNRUH CIVIL RIGHTS ACT**

26           27. Plaintiff incorporates by reference each of the allegations in all prior  
27 paragraphs in this complaint.  
28



1           28. California Civil Code § 51 states, “All persons within the jurisdiction of this  
2 state are free and equal, and no matter what their sex, race, color, religion, ancestry,  
3 national origin, disability, medical condition, genetic information, marital status, sexual  
4 orientation, citizenship, primary language, or immigration status are entitled to the full  
5 and equal accommodations, advantages, facilities, privileges, or services in all business  
6 establishments of every kind whatsoever.”

7           29. California Civil Code § 52 states, “Whoever denies, aids or incites a denial,  
8 or make any discrimination or distinction contrary to Section 51, 51.5, or 51.6, is liable  
9 for each and every offense for the actual damages, and any amount that may be  
10 determined by a jury, or a court sitting without a jury, up to a maximum of three times the  
11 amount of actual damage but in no case less than four thousand dollars (\$4,000) and any  
12 attorney’s fees that may be determined by the court in addition thereto, suffered by any  
13 person denied the rights provided in Section 51, 51.5, or 51.6.

14           30. California Civil Code § 51(f) specifies, “a violation of the right of any  
15 individual under federal Americans with Disabilities Act of 1990 (Public Law 101-336)  
16 shall also constitute a violation of this section.”

17           31. The actions and omissions of Defendants alleged herein constitute a denial  
18 of full and equal accommodation, advantages, facilities, privileges, or services by  
19 physically disabled persons within the meaning of California Civil Code §§ 51 and 52.  
20 Defendants have discriminated against Plaintiff in violation of California Civil Code §§  
21 51 and 52.

22           32. The violations of the Unruh Civil Rights Act caused Plaintiff to experience  
23 difficulty, discomfort, or embarrassment. The Defendants are also liable for statutory  
24 damages as specified in California Civil Code §55.56(a)-(c).

25                           **THIRD CAUSE OF ACTION**

26                   **VIOLATION OF CALIFORNIA DISABLED PERSONS ACT**

27           33. Plaintiff incorporates by reference each of the allegations in all prior  
28 paragraphs in this complaint.



1           34. California Civil Code § 54.1(a) states, “Individuals with disabilities shall be  
2 entitled to full and equal access, as other members of the general public, to  
3 accommodations, advantages, facilities, medical facilities, including hospitals, clinics,  
4 and physicians’ offices, and privileges of all common carriers, airplanes, motor vehicles,  
5 railroad trains, motorbuses, streetcars, boats, or any other public conveyances or modes  
6 of transportation (whether private, public, franchised, licensed, contracted, or otherwise  
7 provided), telephone facilities, adoption agencies, private schools, hotels, loading places,  
8 places of public accommodations, amusement, or resort, and other places in which the  
9 general public is invited, subject only to the conditions and limitations established by  
10 law, or state or federal regulation, and applicable alike to all persons.

11           35. California Civil Code § 54.3(a) states, “Any person or persons, firm or  
12 corporation who denies or interferes with admittance to or enjoyment of public facilities  
13 as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an  
14 individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for  
15 the actual damages, and any amount as may be determined by a jury, or a court sitting  
16 without a jury, up to a maximum of three times the amount of actual damages but in no  
17 case less than one thousand dollars (\$1,000) and any attorney’s fees that may be  
18 determined by the court in addition thereto, suffered by any person denied the rights  
19 provided in Section 54, 54.1, and 54.2.

20           36. California Civil Code § 54(d) specifies, “a violation of the right of an  
21 individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also  
22 constitute a violation of this section, and nothing in this section shall be construed to limit  
23 the access of any person in violation of that act.

24           37. The actions and omissions of Defendants alleged herein constitute a denial  
25 of full and equal accommodation, advantages, and facilities by physically disabled  
26 persons within the meaning of California Civil Code § 54. Defendants have  
27 discriminated against Plaintiff in violation of California Civil Code § 54.  
28

1 38. The violations of the California Disabled Persons Act caused Plaintiff to  
2 experience difficulty, discomfort, and embarrassment. The Defendants are also liable for  
3 statutory damages as specified in California Civil Code §55.56(a)-(c).

4 **FOURTH CAUSE OF ACTION**

5 **UNFAIR COMPETITION ACT**

6 39. Plaintiff incorporates by reference each of the allegations in all prior  
7 paragraphs in this complaint.

8 40. Defendants have engaged in unfair competition, unfair or fraudulent  
9 business practices, and unfair, deceptive, untrue or misleading advertising in violation of  
10 the Unfair Competition Act. Bus & Prof. Code §§ 17200 *et seq.*

11 41. Defendants engage in business practices and policies that create systemic  
12 barriers to full and equal access for people with disability in violation of state and federal  
13 law.

14 42. The actions and omissions of Defendants are unfair and injurious to  
15 Plaintiff, a consumer of the Business' goods and services. As a result of Defendants'  
16 unfair business practice and policies, Plaintiff suffered injury in fact. Plaintiff was not  
17 provided with goods and services provided to other consumers. Plaintiff seeks relief  
18 necessary to prevent Defendants' continued unfair business practices and policies and  
19 restitution of any month that Defendants acquired by means of such unfair competition,  
20 including profits unfairly obtained.

21 **FIFTH CAUSE OF ACTION**

22 **NEGLIGENCE**

23 43. Plaintiff incorporates by reference each of the allegations in all prior  
24 paragraphs in this complaint.

25 44. Defendants have a general duty and a duty under the ADA, Unruh Civil  
26 Rights Act and California Disabled Persons Act to provide safe and accessible facilities  
27 to the Plaintiff.  
28

45. Defendants breached their duty of care by violating the provisions of ADA, Unruh Civil Rights Act and California Disabled Persons Act.

46. As a direct and proximate result of Defendants' negligent conduct, Plaintiff has suffered damages.

**PRAYER FOR RELIEF**

WHEREFORE, Plaintiff respectfully prays for relief and judgment against Defendants as follows:

1. For preliminary and permanent injunction directing Defendants to comply with the Americans with Disability Act and the Unruh Civil Rights Act;

2. Award of all appropriate damages, including but not limited to statutory damages, general damages and treble damages in amounts, according to proof;

3. Award of all reasonable restitution for Defendants' unfair competition practices;

4. Reasonable attorney's fees, litigation expenses, and costs of suit in this action;

5. Prejudgment interest pursuant to California Civil Code § 3291; and

6. Such other and further relief as the Court deems just and proper.

**DEMAND FOR TRIAL BY JURY**

Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby demands a trial by jury on all issues so triable.

Dated: August 22, 2022

SO. CAL. EQUAL ACCESS GROUP

By: /s/ Jason J. Kim  
Jason J. Kim, Esq.  
Attorneys for Plaintiff